

IN THE UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF GEORGIA
ATLANTA DIVISION

IN RE:) Case No. **16-54770-WLH**
)
COLLEEN PATRICIA BRANNON)
) Chapter 7
Debtor)

REPORT OF SALE

NOW COMES Jason L. Pettie, Trustee in the above-captioned case, and files this Report of Sale, reporting that on February 6, 2019, Benjamin T. Polk tendered funds to Trustee and Trustee sold that certain piece of real property located 3291 Zingara Road, Conyers, Georgia pursuant to the terms of the Order entered by the Court on January 23, 2019 [Doc. No. 39], as shown on the closing statement filed herewith as Exhibit A.

Respectfully submitted this 7th day of February, 2019.

/s/ Jason L. Pettie

Jason L. Pettie, Trustee
Georgia Bar # 574783
P.O. Box 17936
Atlanta, GA 30316
(404) 638-5984

Closing Disclosure

Exhibit A

Closing Information

Date Issued 02/05/19
 Closing Date 02/06/19
 Disbursement Date 02/06/19
 Settlement Agent LAW OFFICE OF JOEL M. HABER
 File # 39-0139
 Property 3291 Zingara Road
 Conyers GA 30012
 Sale Price 130,000.00

Transaction Information

Borrower Benjamin T. Polk and Cheryl Clifford
 3291 Zingara Road
 Conyers GA 30012
Seller Jason L. Pettie as Trustee in the and Bankruptcy Estate of Colleen Patricia
 150 E. Ponce De Leon Avenue, Ste 150
 Decatur , GA 30030

Summaries of Transactions

SELLER'S TRANSACTION

Due to Seller at Closing \$130,000.00
 01 Sale Price of Property \$130,000.00
 02 Sale Price of Any Personal Property Included in Sale

03
 04
 05
 06
 07
 08

Adjustments for Items Paid by Seller in Advance

09 City/Town Taxes to
 10 County Taxes to
 11 Assessments to

12
 13
 14
 15
 16

Due from Seller at Closing \$94,981.46

01 Excess Deposit
 02 Closing Costs Paid at Closing (J) \$7,800.00
 03 Existing Loan(s) Assumed or Taken Subject To
 04 Payoff of First Mortgage Loan \$35,970.42
 05 Payoff of Second Mortgage Loan

06
 07 Equity Credit \$35,018.54
 08 Seller Credit
 09

10 Seller Paid Closing Costs \$3,900.00
 11 2017 Rockdale County Taxes \$1,153.73
 12 2018 Rockdale County Taxes \$1,033.96
 13 Funds held by Trustee \$10,000.00

Adjustments for Items Unpaid by Seller

14 City/Town Taxes to
 15 County Taxes 01/01 to 02/06 \$104.81
 16 Assessments to

17
 18
 19

CALCULATION

Total Due to Seller at Closing \$130,000.00
 Total Due from Seller at Closing -\$94,981.46
 Cash ☐ From ☒ To Seller \$35,018.54

Contact Information

REAL ESTATE BROKER (B)

Name PalmerHouse Properties
 Address
 ST License ID
 Contact
 Contact ST License ID
 Email
 Phone

REAL ESTATE BROKER (S)

Name Southside Realtors
 Address 157 Keys Perry Street
 McDonough GA 30253
 ST License ID
 Contact Deane Lockwood
 Contact ST License ID
 Email
 Phone

SETTLEMENT AGENT

Name LAW OFFICE OF JOEL HABER 2365 Wall Str
 Address 2365 WALL STREET, SUITE 120
 CONYERS, GA 30013
 ST License ID
 Contact Melody Russell
 Contact ST License ID
 Email melody@joelhaber.com
 Phone 770-922-9080



Questions? If you have questions about the loan terms or costs on this form, use the contact information above. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at www.consumerfinance.gov/mortgage-closing

Loan Costs		Seller-Paid	
		At Closing	Before Closing
A. Origination Charges			
01	% of Loan Amount (Points)		
02			
03			
04			
05			
06			
07			
08			
B. Services Borrower Did Not Shop For			
01			
02			
03			
04			
05			
06			
07			
08			
C. Services Borrower Did Shop For			
01			
02	to		
03	to		
04	to		
05	to		
06	to		
07			
08			
Other Costs			
E. Taxes and Other Government Fees			
01	Recording Fees	Deed:	Mortgage:
02			
03			
04	to		
F. Prepays			
01	Homeowner's Insurance Premium	(mo.)	
02	Mortgage Insurance Premium	(mo.)	
03	Prepaid Interest	(per day from to)	
04	Property Taxes	(mo.)	
05			
G. Initial Escrow Payment at Closing			
01	Homeowner's Insurance	per month for mo.	
02	Mortgage Insurance	per month for mo.	
03	Property Taxes	per month for mo.	
04			
05			
06			
07			
08			
H. Other			
01	Real Estate Commission	to PalmerHouse Properties	\$3,900.00
02	Real Estate Commission	to Southside Realtors	\$3,900.00
03			
04			
05			
06			
07			
08			
09			
10			
11			
J. TOTAL CLOSING COSTS			
		\$7,800.00	

ACKNOWLEDGEMENT AND RECEIPT OF SETTLEMENT STATEMENT

PURCHASER: BENJAMIN T. POLK AND CHERYL CLIFFORD

SELLER: JASON L. PETTIE as and only as Trustee in Bankruptcy for the Estate of Colleen Patricia Brannon

LENDER: UNITED BANK

PROPERTY ADDRESS: 3291 Zingara Road NE, Conyers GA 30012

Seller and Purchaser acknowledge that they have carefully reviewed the Closing Statement and to the best of their knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on their account in this transaction. The parties hereby acknowledge that Joel M. Haber is representing the Lender in this transaction. Seller and Purchaser authorize the Joel M. Haber to disburse the transaction according to the Closing Statement.

Property Tax Refund: All current and previous year property tax refunds, if any, shall be paid to the Purchaser.

This HUD 1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.


LAW OFFICE OF JOEL M. HABER
BY: _____
Settlement Agent

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

SELLER:

By :  (SEAL)

JASON L. PETTIE as and only as Trustee in Bankruptcy for the Estate of Colleen Patricia Brannon, pursuant to the Bankruptcy Court Sale Order and Order and Judgement Authorizing the Sale of the Property

CERTIFICATE OF SERVICE

I, the undersigned attorney, do hereby certify that I have served a copy of the foregoing pleading on those parties listed below by mailing a copy thereof, via first class U.S. Mail in a properly addressed envelope with sufficient postage affixed.

Office of the U.S. Trustee
Room 362, Richard B. Russell Federal Bldg
75 Ted Turner Dr, SW
Atlanta, Georgia 30303

/s/ Jason L. Pettie

Jason L. Pettie
Georgia Bar # 574783
P.O. Box 17936
Atlanta, GA 30316
(404) 638-5984